

Item No. 10

APPLICATION NUMBER	CB/15/01111/FULL
LOCATION	Larkwood Ltd, Bedford Road, Aspley Guise, Milton Keynes, MK17 8DJ
PROPOSAL	Part demolition of existing buildings, erection of 10 dwellings and retention of existing office building on site frontage.
PARISH	Aspley Guise
WARD	Aspley & Woburn
WARD COUNCILLORS	Cllr Wells
CASE OFFICER	Lisa Newlands
DATE REGISTERED	13 April 2015
EXPIRY DATE	13 July 2015
APPLICANT	RBC Property Developments Ltd
AGENT	DLA Town Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Major application with an objection from the Parish Council
RECOMMENDED DECISION	Full Application - Approve

Summary of Recommendation:

The planning application is recommended for approval, the design of the dwellings would be in accordance with Central Bedfordshire Core Strategy and Development Management Policies DM3, CS1, CS2, CS5, DM4, DM13, CS15. It would not have a significant impact upon the residential amenity of any adjacent properties, the significance or the setting of the adjacent Listed Buildings, or the Aspley Guise Conservation Area and would result in a new development suitable for the location. It is considered that the design is in accordance with the Central Bedfordshire Design Guide and the submitted Development Strategy and National Planning Policy Framework.

Site Location:

The site is located to the east of the main village centre, to the south of Bedford Road, within the Aspley Guise Conservation Area. Access to the site is taken from Bedford Road, with a pedestrian/ vehicular access on to Spinney Lane. At the entrance to the site is an existing residential property Rose Cottage and a restaurant the 'Blue Orchid' previously known as the Bell Inn. This is a listed building. The timber clad building at the front of the site fronting Bedford Road, is attached to the neighbouring Listed Building and is included within the listing for the building. There are a mix of dwellings within the area, both in the centre of the village, adjacent within Bedford Road and properties within Spinney Lane.

The existing workshop/ showroom buildings on the site formed part of the former timber yard use. This use has now ceased and therefore the site is now a redundant

brownfield site.

The Application:

This is a full application for the part demolition of the buildings, erection of 10 dwellings and retention of existing office building on site frontage. This has been revised from that previously proposed which was the demolition of all existing buildings and erection of 11 dwellings. However, issues were raised regarding noise and odour in terms of cottage 1, and that the frontage building is actually attached to the adjacent Listed Building (and included within the listing) resulted in this building now being retained and used as an office.

RELEVANT POLICIES:

National Policy

National Planning Policy Framework (March 2012)

Core Strategy and Development Management Policies - North 2009

- DM3 High Quality Development
- DM6 Infill Development within the Green Belt Infill boundary
- CS14 High Quality Development
- CS15 Heritage
- DM13 Heritage in Development
- CS1 Development Strategy

Submitted Development Strategy for Central Bedfordshire 2014 (Submitted October 2014)

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a Judicial Review against the Inspectors findings and has not withdrawn the Development Strategy. The first phase of the legal challenge took place at a hearing on 16th June 2015. This was to consider whether the court would grant the Council leave to have a Judicial Review application heard in the High Court. The Judge did not support the Council's case. On the 22nd June 2015 the Council lodged an appeal against this Judgement. The status of the Development Strategy currently remains as a submitted plan that has not been withdrawn. Its policies are consistent with the NPPF. Its preparation is based on substantial evidence gathered over a number of years. It is therefore regarded by the Council as a sustainable strategy which was fit for submission to the Secretary of State. Accordingly it is considered that the emerging policies carry weight in this assessment.

- Policy 43 High Quality Development
- Policy 45 The Historic Environment.
- Policy 37 Development within Green Belt Infill boundaries.

Supplementary Planning Guidance

Design in Central Bedfordshire: A guide for development

Aspley Guise Conservation Area document dated 19/03/2008

Planning History

Application: Planning
Validated: 03/05/2007
Status: Decided
Summary:
Description: Advertisement Consent: Retention of 1 no. hanging sign, 1 no. fascia sign and 2 no. wall signs (retrospective)

Number: MB/07/00481/ADV
Type: Advertisement
Date: 12/06/2007
Decision: Advertisement - Refused

Application: Planning
Validated: 15/06/2000
Status: Withdrawn
Summary:
Description: FULL: RETENTION OF CANOPY OVER LOADING BAY

Number: MB/00/00975/FULL
Type: Full Application
Date: 04/07/2001
Decision: Application Withdrawn

Application: Planning
Validated: 16/11/1995
Status: Decided
Summary:
Description: FULL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A NEW BUILDING FOR THE PURPOSES OF STORAGE AND POLISHING OF FURNITURE

Number: MB/95/01441/FULL
Type: Full Application
Date: 30/01/1996
Decision: Full Application - Refused

Application: Planning
Validated: 08/05/1990
Status: Decided
Summary:
Description: FULL: DEMOLITION OF OUTBUILDINGS AND ERECTION OF STORAGE/POLISHING UNIT

Number: MB/90/00504/FULL
Type: Full Application
Date: 03/07/1990
Decision: Full Application - Granted

Application: Planning
Validated: 20/12/1988
Status: Decided
Summary:
Description: FULL: EXTENSIONS TO FORM ADDITIONAL SHOWROOM AND STORAGE FACILITIES

Number: MB/88/01653/FULL
Type: Full Application
Date: 14/02/1989
Decision: Full Application - Granted

Application: Planning
Validated:
Status: Withdrawn
Summary:
Description: OUTLINE: EXTENSIONS TO EXISTING UNIT AND SHOWROOM

Number: MB/88/00703/OA
Type: Outline Application
Date: 12/09/1988
Decision: Application Withdrawn

Representations: (Parish & Neighbours)

Aspley Guise Parish
Council

Objects to the application on the following grounds:

- The access to the site is inadequate and will worsen the existing serious traffic problems on Bedford Road;
- Spinney Lane access should be blocked to stop

- vehicles being able to use it;
- Concern regarding Spinney Lane residents being overlooked.

Further representations made:

- it will worsen the traffic congestion existing on Bedford Road;
- traffic analysis is fundamentally flawed - the business has been in decline over recent years with dwindling numbers of visitors to the site;
- deliveries to the site were previously made from within the village square due to access problems;
- there was a vehicle access onto Spinney Lane - therefore very few vehicles entering/ leaving the site at the same access

Neighbours

Representations received raising the following issues:

- concern regarding vehicle access into Spinney Lane
- overflow parking from the site onto Spinney Lane and the village hall
- No additional residents parking will be allowed within the Village Hall car park
- cramped development
- price of houses
- traffic implications
- supportive of the proposal to incorporate some smaller properties in the development
- concern regarding the height of the dwellings in south-east corner of the site and impact on residents within Spinney Lane
- privacy concerns regarding properties at rear of site overlooking those in Spinney Lane
- overdevelopment of the site
- add to parking problems and congestion
- concern regarding removal of conifers

Additional representations:

- still consider the scheme to be overdevelopment
- parking is inadequate within the scheme
- parking concerns for Orchard Cottage
- The retention of the building at the front does nothing to improve the appearance of the entrance to the site;
- Traffic concerns regarding the access.
- loss of privacy to properties within Spinney Lane
- The plans submitted do not make provision for the right of way to the garage that serves Orchard Cottage

Other representations:

Woburn Sands and District Society

Object on the following grounds:

- Impact on the Grade 11 listed building

- Access on to Bedford Road
- Height of the Buildings - not in keeping to have 2.5 storey buildings within the Conservation Area
- Affordable Housing - question viability
- Tree Clearance - clearance already commenced.

Further representation:

Our objections remain as set out in our original letter. Our point regarding the impact on the listed building is removed due to the retention of the building to the front.

Consultations/Publicity responses

Highways	No objection to residential scheme - Awaiting comments on revisions - to be updated on the late sheet
Conservation and Design	No objection - have been involved during the pre-application process and the scheme involves high quality materials and good design.
Archaeology	No objection
Trees and Landscape Officer	No objection although concern raised regarding the loss of the onsite trees and need for landscaping scheme.
Historic England	Do not consider the proposed development would necessarily result in harm to the significance of the conservation area in terms of the NPPF. Although some concerns over the vertical emphasis on some of the dwellings
Public Protection	Raised concern regarding noise and odour to plot 1; this has now been removed and office being retained. The objection in terms of odour has been removed. Although concern over noise from restaurant and car park on Plot 2. Recommend condition.
Housing Development Officer	The viability of the scheme has been assessed and it concludes that the scheme would be unviable with the inclusion of affordable housing. As the residential scheme has been reduced to 10 dwellings - there would no longer be a requirement in this instance for affordable housing.
Leisure	No off-site contribution required in this instance
Ecology	No objection raised

Determining Issues

The main considerations of the application are:

1. Principle of Development
2. Impact on the character and appearance of the surrounding area, Listed Building and Conservation area;
3. Impact on amenities of neighbours
4. Access, Parking
5. Tree considerations
6. Any other considerations

Considerations

1.0 Principle of Development

- 1.1 The site lies in the centre of Aspley Guise near the historic core of the village. Aspley Guise is categorised as a Small Village - where excluded from the Green Belt - under Policy CS1 of the Core Strategy. Policy DM6 of this policy document states that the principle of infill development is acceptable in the defined Green Belt Infill boundary. Infill development can be described as small scale development utilising a vacant plot which should continue to compliment the surrounding pattern of development. Policy 37 of the submitted Development Strategy for Central Bedfordshire states that the Council will consider infill development acceptable in principle within the defined Green Belt boundaries and that particular attention will be paid to assessing the quality of development proposed and the likely impact on the character of the settlement and its surroundings.
- 1.2 Policy CS14 of the Core Strategy states that the council will require development to be of the highest quality by respecting local context, spaces and building in design... as well as focusing on the quality of buildings individually. Policy CS15 of the Core Strategy states that the Council will protect, conserve and enhance the integrity of the local built and natural environment. Policy DM13 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) states that planning applications for development within the Conservation Areas will be assessed against the Conservation Area appraisals and that inappropriate development will be refused.
- 1.3 In view of the above, there are no objections in principle to the proposed development. The building at the front of the site is attached to the adjacent Listed Building and is included within the listing plan. It is therefore proposed to retain this building and demolish the remaining buildings on the site.

2.0 Impact on the character and appearance of the surrounding area, Listed Building and Conservation area;

- 2.1 The proposed development would sit to the rear of the existing entrance, with the front building and the existing dwelling being retained at the front of the site; therefore from Bedford Road, there would only be partial views of the development through the entrance.
- 2.2 The development has been designed to be of high quality materials, and reflect a mews style development. It is therefore considered that it would preserve and to an extent enhance the character and appearance of the Conservation Area, with the demolition of the large commercial/ workshop style buildings on the site.
- 2.3 There would be views of the site from Spinney Lane and the adjacent open space to the east. However, it is considered given the design of the proposal

that it would not have a detrimental impact on the character and appearance of the area, from these views. In addition to this, on the grant of any planning permission a condition would be imposed requiring the submission of a landscaping scheme. This would further aid in softening the views of the development from these views.

- 2.4 The frontage building now shown as retained, is attached to the former Bell Inn (now the Blue Orchid). This is a listed building and the attached frontage building is included within the listing description. The retention of this front building has therefore minimised the impact on the neighbouring listed building and addressed concerns raised by both Historic England and a number of public representations in terms of previously proposed cottage in this location.
- 2.5 It is therefore considered that the proposed development would preserve the character and appearance of the Conservation Area, and Listed Building; and would not have a detrimental impact on the character and appearance of the surrounding area. The proposal is therefore in conformity with Policy DM3 and DM13 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

3.0 Impact on amenities of neighbours

- 3.1 The proposed development is accessed off Bedford Road, and is set behind the retained office building and the existing residential property on the frontage. Immediately adjacent to the site fronting Bedford Road is a Cottage and the Blue Orchid (formerly the Bell Inn). Opposite the site is a number of residential properties within Bedford Road. To the rear of the site is Crossways and a number of residential properties within Spinney Lane.
- 3.2 In terms of the properties within Bedford Road, whilst they are opposite the development and will have views of the development through the access, the proposed dwellings would be a considerable distance from these properties and therefore it is not considered there would be any material impact in terms of light, privacy, outlook or causing an overbearing impact.
- 3.3 Impact upon Light:
- 3.3.1 There are a number of residential properties within Spinney Lane which bound the site. The distance from the boundary of the site at this point and the rear elevations of the existing dwellings is some 25m at the closest point, increasing to some 45m at the furthest point. The proposed dwellings on this boundary are set off the boundary by some 10m at a minimum; therefore providing an overall separation distance from the existing properties of some 35m increasing to 55m. It is considered that this is an adequate separation distance to ensure that there would be no detrimental loss of light to these dwellings.
- 3.3.2 Plot 11 set on the boundary of the application site with the existing residential cottage - Rose Cottage, would be set some 26 metres from the closest elevation of this neighbour. It is therefore considered that this would be adequate separation to ensure that there would be no loss of light to this

dwelling.

3.4 Impact upon Privacy:

3.4.1 Concern has been raised from the dwellings within Spinney Lane regarding loss of privacy and overlooking from plots 3 - 8, as a number of these are 2.5 storey and have dormer windows within the roof. The separation distance exceeds the guidelines set out in the Council's design guide (which is 21m) for back to back distances and therefore whilst it is acknowledged that these properties are currently not overlooked, there would be no detrimental loss of privacy arising from the proposed development.

3.4.2 Similarly, given the design of plot 11 and the separation distance with Rose Cottage on Bedford Road, it is not considered that there would be any detrimental loss of privacy to this neighbouring property arising from the proposed development.

3.4.3 It is considered that there would be no undue loss of privacy to adjoining properties.

3.5 Impact upon Outlook and the causing of an overbearing impact:

3.5.1 Whilst the outlook for the properties within Spinney Lane that back on to the site will alter, given the separation distance and the design of the overall scheme, it is not considered that this would result in a detrimental impact that would warrant refusal of the scheme. The proposal provides a mix of residential development, with some terrace, semi-detached and detached dwellings and would result in the demolition of the existing workshop buildings on site.

3.5.2 The proposal would not result in any detrimental overbearing impact on any neighbouring residential properties.

3.6

Representations

3.6.1

A number of representations have been received in relation to the scheme, these are generally supportive of the redevelopment of the site, however, they believe that the proposed development appears cramped and would result in a loss of privacy to adjacent residential properties within Spinney Lane.

3.6.2

As stated previously, it is not considered that there would be any detrimental loss of privacy with the residential properties to the rear given the sufficient separation distance.

3.6.3

It is appreciated that the outlook of these properties within Spinney Lane would be altered and that they have enjoyed the benefit of not previously being overlooked. However, there is a minimum of 35m separation distance, which far exceeds our guidance which states a figure of 21m.

3.6.4 The 5 parking bays at the front are for the office use at the front of the site

and is in accordance with the parking standards set out in the Central Bedfordshire Design Guide which requires 1 parking space per 25sqm.

- 3.6.5 The proposal provides sufficient parking for each dwelling, there are 3 x 2 bed; 2 x 3 bed; 1 x 4 bed and 4 x 5 bed with combined parking provision for 25 cars. This is in accordance with the parking standards set out in the Central Bedfordshire Design Guide and no objection has been raised by the Highways Officer in relation to parking.
- 3.6.6 Continued concern has been raised regarding the access to the site. The Highways Officer has raised no objection to the application in relation to this aspect and has stated that given the traffic generation that could be created through an unrestricted B1(c) use that the proposed development would result in less traffic generation and therefore the access is acceptable.
- 3.6.7 I have been advised that an application for double yellow lines along Bedford Road has been prepared/submitted by the Ward Councillor. Whilst the Parish Council are seeking additional parking provision within the site for the residents along Bedford Road, this is not considered appropriate. The parking situation along Bedford Road is an existing problem – the proposed development will provide sufficient parking for the residents of the development and would therefore not exacerbate this problem further. It is therefore unreasonable for the proposed development to provide parking within the site for residents of Bedford Road. In addition to this, the Highways Officer is content that existing arrangements are satisfactory without the proposed double yellow lines.
- 3.6.8 Concern has been raised regarding access to the garage serving Orchard Cottage, the access is safeguarded within the development and the proposal would not impinge on the access to the garage serving this property.

4.0 Access and Parking

- 4.1 The existing buildings on site extend to some 1311sqm. A review of the TRICS database suggests that a B1(c) use of this scale could generate some 92 vehicle movements per 12 hour day, with 15 to 20 movements occurring in each of the peak periods. The residential development is likely to generate some 55 to 60 movements per 12 hour day, with 7 or 8 movements in each of the peak periods.
- 4.2 It is therefore considered that the development is unlikely to result in an adverse impact on the local road network. The development is shown to be served via a 4.8m wide shared surface access road terminating in a turning area. This is considered to be acceptable to serve the scale of the development proposed.
- 4.3 The retained office at the front of the site would have 5 parking spaces to the rear, this is considered sufficient in terms of parking standards.
- 4.4 The access road into the site and the site road is not proposed to be adopted by the Local Authority. The Highways Officer has raised no objection to the

proposed scheme and is content that the proposal provides sufficient parking and adequate turning to ensure that there is no overspill into the highway.

- 4.5 The access onto Spinney Lane would be pedestrian only and there would be no vehicular access through to Spinney Lane from this development.

5.0 Trees and Landscaping

- 5.1 The Tree Officer has commented on the application and whilst not objecting to the application, has raised concern regarding the loss of the onsite trees and in particular one on the boundary of Rose Cottage and Plot 11.

- 5.2 The application states that there would be further landscaping to soften the development and a landscaping scheme condition would be imposed on any grant of planning to ensure a satisfactory scheme be implemented.

- 5.3 It is considered that whilst the retention of the existing trees may have aided in terms of softening the development, the removal of these trees would not warrant refusal of planning permission and that a landscaping scheme condition would ensure an adequate level of landscaping within the development.

6.0 Other Considerations

6.1 Ecology

- 6.1.1 The Council's Ecologist has raised concern regarding the potential for bats within the buildings on the site due to the open field/ area adjacent. A further bat survey is in the process of being undertaken. Any further comments in relation to this matter and the need for any mitigation measures will be updated on the late sheet.

6.2 Archaeology:

- 6.2.1 The proposed development site lies within the historic core of the settlement of Aspley Guise and is considered to be a heritage asset with archaeological interest.

- 6.2.2 The site has been subject to previous development and ground works. The Heritage Statement says that this may have had an impact on any archaeological deposits the site contains but acknowledges that there is evidence that archaeological remains survive in this type of situation. The Heritage Statement identifies groundworks associated with the construction as posing a threat to any archaeological deposits at the site. While there may have been some truncation of archaeological deposits as a result of later development within the application area; it is now well proven that archaeological deposits can and do survive at this sort of location in other villages in Central Bedfordshire.

- 6.2.3 The proposed development will have a negative and irreversible impact upon any surviving archaeological deposits present on the site, and therefore upon

the significance of the heritage assets with archaeological interest. This does not present an over-riding constraint on the development providing that the applicant takes appropriate measures to record and advance understanding of any surviving heritage assets with archaeological interest. This will be achieved by the investigation and recording of any archaeological deposits that may be affected by the development and the scheme will adopt a staged approach, beginning with a trial trench evaluation, undertaken after the existing structures on the site have been demolished, which may be followed by further fieldwork if appropriate. The archaeological scheme will include the post-excavation analysis of any archive material generated and the publication of a report on the investigations.

6.3 Contributions

6.3.1 The development falls below the threshold for requiring an element of affordable housing. The Ministerial Statement of 28 November 2014 set out the Government's new policy that affordable housing and tariff-style planning obligations should not be sought for certain small developments (10 dwellings or less or 1,000 square metres of gross floorspace). This is a material consideration of significant weight to be taken into account in decision-making on planning applications.

6.3.2 However, significant weight should also be given to the National Planning Policy Framework, which calls for the achievement of the three dimensions of sustainable development: economic, social and environmental. It is considered that Policy 19 of the emerging Development Strategy for Central Bedfordshire is in accordance with the National Planning Policy Framework. This states that developers are required to make appropriate contributions as necessary to offset the cost of providing new physical, social, community and environmental proposals. It is considered that the proposal would not conflict with the requirements of the National Planning Policy Framework to provide sustainable development, and with policy 19 of the emerging Development Strategy for Central Bedfordshire, therefore financial contributions are not required in this instance.

6.4 Contamination

6.4.1 As the site is of long historic use there may be unexpected materials or structures in the ground. The Contaminated Land Officer has raised no objection to the application and suggested an informative is added to any grant of planning permission outlining that it is the responsibility of the Applicant to ensure safe and secure conditions, so a watching brief for signs of contamination should be considered and any indications of potential contamination problems should be forwarded to the Contaminated Land Officer.

6.5 Human Rights issues

6.5.1 There are no Human Rights issues

Equality Act 2010

6.6

There are no issues under the Equality Act

6.6.1

Conclusion

6.7

The proposed development is within a sensitive site, located in a constrained location. The development proposed is considered to be of a suitable quality and a satisfactory form of development which safeguards the residential amenity of neighbouring residents, the character of the Conservation Area and the setting of Listed Buildings. It is judged that the proposal would comply with the Central Bedfordshire Design Guide, the Aspley Guise Conservation Area Appraisal Document, the policies within both the Core Strategy (2009) and the Development Strategy (Submitted 2014) and conforms with the sustainable principles set out within the National Planning Policy Framework (2012).

6.7.1

Recommendation

That Planning Permission be approved subject to the following;

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All existing onsite buildings and other structures shown to be demolished, shall be demolished and all resultant detritus completely removed from the site prior to the commencement of building works except the timber clad frontage building which is shown as retained on the approved plans.

Reason: In the interests of the visual amenities of the area.
(Policy 43, DSCB)

- 3 Prior to occupation of the approved development, all access and junction arrangements serving the development shall be completed in accordance with the approved in principle plans and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 4 The entire on site vehicular areas shall be constructed and surfaced in a stable and durable and arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits.

- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

- 6 **No development shall commence until such time as a Construction Management Plan has been submitted detailing access for construction vehicles, loading and unloading areas, wheel wash facilities, on-site parking of contractor's vehicles, and material storage areas.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

Justification: Given the constrained nature of the site, it is considered that such a plan would be necessary prior to commencement of development to ensure minimal impact on the surrounding highway network.

- 7 The proposed development shall be carried out and completed in all respects in accordance with the access, parking and vehicle turning area layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 8 Prior to work commencing on the construction of the dwellings hereby approved a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately

following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.

Reason: To ensure an acceptable standard of landscaping.
(Policies 43 and 58, DSCB)

- 9 The development shall be carried out in accordance with the materials detailed on the approved plans, unless otherwise agreed in writing.

Bricks: Marsworth Mix; Aldwick Blend; Culford Mixture
Roof tiles: Spanish Sarria Slate tiles; Aylesham Mix (Marley Ashdowne Clay Tiles); Ashurst (Marley Ashdowne Clay Tiles)
Brick work detail: Westley or Witham Red (orange/ red brick)
Bond detail: Flemish bond

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
(Policy 43, DSCB)

- 10 Notwithstanding the approved plans, all new rainwater goods shall be of black painted [cast iron/aluminium] and shall be retained thereafter.

Reason: To safeguard the special architectural and historic interest of this statutorily listed building.
(Policy 45, DSCB)

- 11 **No development, including demolition of existing structures, shall take place until a written scheme of archaeological investigation; that adopts a staged approach and includes post excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved scheme.**

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development (and to secure that protection and management of archaeological remains preserved in situ within the development).
(Policy 45, DCSB)

- 12 The windows within the dwelling known as Plot 2 (cottage 2) shown on plan number PI02 Rev C shall be triple glazed and remain as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the future occupiers in terms of potential noise from the adjacent restaurant.
(Policy DM3 of the Core Strategy and Development Management Policies for Central Bedfordshire (North) and Policy 43 of the Submitted Development

Strategy)

- 13 The tree shown on the frontage adjacent to the retained office building, shall be removed prior to work commencing on the construction of the hereby approved buildings.

Reason: For the avoidance of doubt and to ensure that suitable improvements to the frontage of the site are made. (Policy 43, DSCB)

- 14 The link through to Spinney Lane shown on the site plan shall be retained for pedestrian access only.

Reason: To ensure that this is available for pedestrian use only. (Policy 43, DSCB)

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01 A; PL02 C; PL04 A; PL05 A; PL06 A; PL07 A; PL08 A; PL09 A; PL10 A; PL11 A; PL12 A; PL13 A; PL14 A; PL15 A; PL16 A; PL17 A; PL18 A; PL19 A; PL22

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. The applicant is advised that no works associated with the modification of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. This will enable the necessary consent and procedures under Section 184 of the Highways Act to be implemented. The applicant is also advised that if any of the works associated with the construction of the vehicular access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) then the applicant will be required to bear the cost of such removal or alteration.
3. The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on

03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved.

4. The applicant is advised that Central Bedfordshire Council as highway authority will not consider the proposed on-site vehicular areas for adoption as highway maintainable at public expense. Prior to first occupation of any development the applicant will be required to erect signage at the entrances to the development, to accord with Section 31 of the Highways Act 1980 confirming the fact that the area is private.
5. The applicants attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

6. As the site is of long historic use there may be unexpected materials or structures in the ground. It is the responsibility of the Applicant to ensure safe and secure conditions, so a watching brief for signs of contamination should be considered and any indications of potential contamination problems should be forwarded to the Contaminated Land Officer, Andre Douglas, for advice, on 0300 300 4004 or via andre.douglas@centralbedfordshire.gov.uk.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.